



Story County Housing Trust

**Story County Housing Trust
Meeting of the Board of Directors**

Tuesday, June 16, 2026, 2:00 p.m.

Hybrid Meeting

In Person Location:

Ames Regional Economic Alliance
304 Main Street
Ames, Iowa 50010

Online Meeting Access:

[Join the meeting now](#)
Meeting ID: 283 755 968 519 8
Passcode: rm2N9am2

You can also dial in using your phone.

321-558-6407
Phone conference ID: 142 786 406#

Board Meeting Agenda

*** Denotes Action Item**

1. Call to Order

- 1.1 Consider Agenda* Page 1
- 1.2 May 19, 2026 Board Meeting Minutes* Page 2

2. Financial Report

- 2.1 May Bank Reconciliation Page 3
- 2.2 SCHT Project Status Report Page 4
- 2.3 Investment Strategy* Page 5

3. Administrative Items

- 3.1 Resignation of Brenda Dryer* Page 6
- 3.2 Appointment of Jennifer Luengas-Otto* Page 7
- 3.3 Audit services* Page 8
- 3.4 Marketing and Communication* Page 9
- 3.5 Nevada Homes for Iowa Recap & Discussion about Future Efforts* Page 10

4. Other Business

- 4.1 Staff Updates
- 4.2 Board Member Updates or Questions

5. Adjournment

Next regular meeting: July 21, 2026 at 2:00 p.m.



June 2026
Item No. 1.2

ISSUE: May 19, 2026 Board Meeting Minutes

VOTE: Consider approval of the minutes of the May 19, 2026 SCHT Board Meeting.

BACKGROUND:

[Click here for a copy of the May 19, 2026 SCHT Board Meeting Minutes.](#)

STAFF RECOMMENDATION:

Approve the minutes of the May 19, 2026 SCHT Board Meeting.

STAFF CONTACT:

Lucas Young
lyoung@midiowaplanning.org
515-304-3524



June 2026
Item No. 2.1

ISSUE: May Bank Reconciliation

REPORT & DISCUSSION: Review the Bank Reconciliation.

BACKGROUND:

Below is an overview of the activity in the SCHT Bank Account:

<u>Balance on 5/1/2026</u>	\$93,089.71	
<u>Deposits</u>		
	\$240.00	City of Kelley
	\$417.00	City of Zearing
	\$1,076.00	City of Roland
	\$39.53	Interest
	\$6,157.31	Insurance for McCallsburg
	\$83,829.31	IFA
<u>Withdrawals</u>		
	-\$5,000	First time homebuyer
	-\$5,000	First time homebuyer
	-\$5,000	First time homebuyer
	-\$235.75	Alliant – HFI
	-2,259.00	Insurance Policy – HFI
	-\$54.75	City of Nevada – HFI
	-\$300.00	Wirtzy Construction – HFI
	-\$14,300.00	Good Neighbor Emergency Assistance
	-\$3,063.00	TUM Hand Serving Others
	-\$39,430.48	The Salvation Army
	-\$5,750.00	Trustpoint CPAs
	-\$450.00	PCHTF
	-\$7,500.00	El Gibhor LLC – MH Program
<u>Balance on 5/29/2026</u>	\$96,505.88	

A copy of the May reconciliation will be distributed prior to the board meeting.

STAFF RECOMMENDATION:

None. Report and discussion only.

STAFF CONTACT:

Lucas Young
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 515-304-3524



June 2026
Item No. 2.2

ISSUE: SCHT Project Status Report

REPORT & DISCUSSION: Review the status of current SCHT projects.

BACKGROUND:

Grantee Funding Status Report:

Staff tracks pay requests from grantees and payments made by the SCHT. Cells highlighted in green are paid amounts, cells in yellow are pending.

[Click here for a copy of the Grantee Funding Status Report.](#)

1st Time Homebuyer Program:

10/10 have been allocated

Story County Manufactured housing program:

Five projects complete totaling \$21,855.
One project completed pending drawdown from the County.
Four projects are approved pending construction.
Two applicants need to provide more information.

Homes for Iowa projects:

Nevada house closed on June 1st
McCallsburg house is scheduled to close on June 26th

STAFF RECOMMENDATION:

None. Report and discussion only.

STAFF CONTACT:

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June 2026
Item No. 2.3

ISSUE: Investment Strategy

REPORT & VOTE: Consider placing funds in a CD or other higher yielding account until the funds are needed.

BACKGROUND:

In 2023 the SCHT transitioned its traditional checking account into a money market account with a better interest rate. At that same time, there were funds also placed into a CD prior to their ultimate use as part of the Homes for Iowa projects. Now that the first Homes for Iowa house is complete, there are excess funds in the money market account that should be invested.

Below are the current rates from First National Bank.

Term	Minimum Deposit	Interest Rate	APY
3 month CD	\$25,000	3.25%	3.29%
9 month CD	\$25,000	3.25%	3.29%
18 month CD	\$25,000	3.30%	3.34%

STAFF RECOMMENDATION:

Place \$200,000.00 into a 3 month CD at First National Bank.

STAFF CONTACT:

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June 2026
Item No. 3.1

ISSUE: Resignation of Brenda Dryer

REPORT & VOTE: Consider acceptance of the resignation from Brenda Dryer.

BACKGROUND:

Recently Brenda Dryer transitioned roles with the Ames Regional Economic Alliance. Her new role will no longer involve daily interaction with the communities of Story County.

[Click here for a copy of the resignation email from Brenda Dryer.](#)

STAFF RECOMMENDATION:

Accept Brenda Dryer's resignation.

STAFF CONTACT:

Lucas Young
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515-304-3524



June 2026
Item No. 3.2

ISSUE: Appointment of Jennifer Luengas-Otto

REPORT & VOTE: Consider the appointment of Jennifer Luengas-Otto to fill the vacancy left by Brenda Dryer.

BACKGROUND:

Jennifer Luengas-Otto works for the Ames Regional Economic Alliance with a focus on outreach in Story County.

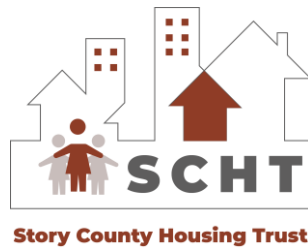
Her term would be for the remainder of Brenda Dryer's term.

STAFF RECOMMENDATION:

Approve the appointment of Jennifer Luengas-Otto.

STAFF CONTACT:

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June 2026
Item No. 3.3

ISSUE: Audit Services

REPORT & VOTE: Consider acceptance of the Trustpoint proposal for audit services for the next three fiscal years.

BACKGROUND:

In early 2020 the SCHT conducted an RFP process to solicit a CPA to conduct audits and complete the annual 990. The result of that process started the relationship with Schnurr and Company. Schnurr and Company changed its name to Trustpoint in 2024.

As noted at previous meetings, MIPA had seen significant increases in the cost of conducting an audit for its managed organizations. Projected costs for FY27 were unsustainable and the MIPA board decided it would be appropriate to seek proposals from CPAs. Ten firms were contacted to provide a proposal.

As part of the MIPA RFP, staff included the SCHT as a separate line item for consideration. Below are the SCHT proposals from the four responding firms.

Firm	FY26	FY27	FY28
Trustpoint	\$5,000	\$5,500	\$6,000
Mauldin & Jenkins	\$8,000	\$8,000	\$8,000
Denman	\$10,000	\$10,600	\$11,200
Forvis Mazars	\$11,250	\$11,630	\$12,020

[Click here for a copy of the Trustpoint proposal.](#)

STAFF RECOMMENDATION:

Accept the proposal from Trustpoint to prepare the annual audit and 990 for Fiscal Years 2026, 2027, and 2028.

STAFF CONTACT:

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June 2026
Item No. 3.4

ISSUE: Marketing and Communications

REPORT, DISCUSSION & OPTIONAL VOTE: Discuss and consider the best options for additional marketing and communications.

BACKGROUND:

Last month there was discussion about a variety of topics that centered on marketing and communications. Each board member provided ideas and staff compiled them into a list. For clarity, staff merged similar ideas and organized them based on type of marketing or communication.

[Click here for the list of ideas from board members.](#)

To focus the review of ideas here are a few questions to consider:

- Who is the target audience for the SCHT marketing or communication?
- What is the goal of the marketing and communication?
- Does the marketing and communication help achieve the mission?

STAFF RECOMMENDATION:

Discuss the ideas and give direction to staff, if necessary.

STAFF CONTACT:

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515-304-3524



June 2026
Item No. 3.5

ISSUE: Nevada Homes for Iowa Recap & Discussion about Future Efforts

REPORT, DISCUSSION & OPTIONAL VOTE: Review the Nevada project and discuss future efforts.

BACKGROUND:

As the Homes for Iowa projects have wrapped up there have been several comments and requests for an overview of the project and discussion on how best to move forward.

- What were the goals of the project and where they achieved?
- What are the primary issues or concerns? What needs to change with future projects?

[Click here for a copy of comments from staff and from those involved in different phases of the process.](#)

A copy of the Nevada project costs will be distributed prior to the board meeting.

STAFF RECOMMENDATION:

Give staff direction on any changes in strategy.

STAFF CONTACT:

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